



80<sup>th</sup> Regular Session

ORDINANCE NO. SP- **2200**, S-2013

**THE REVISED QUEZON CITY COMPREHENSIVE ZONING ORDINANCE  
(SERIES OF 2013).**

Introduced by Councilors RICARDO T. BELMONTE, JR.,  
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Co-Introduced by Councilors Francisco A. Calalay, Jr.,  
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ARTICLE I

TITLE OF THE ORDINANCE

SECTION 1. **Title of the Ordinance** - This Ordinance shall be known and cited as the "The Revised Quezon City Comprehensive Zoning Ordinance (Series of 2013)".

ARTICLE II

AUTHORITY AND PURPOSE

SECTION 2. **Authority** - This Ordinance is enacted pursuant to Sec. 458, Paragraphs 2.vii, 2.viii, 2.ix and 4, of R.A. 7160 otherwise known as the "Local Government Code of 1991".

SECTION 3. **Purposes** - This Ordinance is enacted to achieve the following purposes:

1. To promote and protect public health, safety, peace, morals, comfort, convenience and general welfare of inhabitants of Quezon City;

2. To guide, control and regulate future growth and development in accordance with the Land Use and Strategic Plans for Quezon City;

3. To promote the optimum use and allocation of land for future development needs;
4. To protect the character and stability of residential, commercial, industrial and institutional areas, parks and open spaces in Quezon City;
5. To provide adequate light, air, privacy and convenience of access to property and to insure safety from fire and other dangers;
6. To regulate the location and use of buildings and land in such a manner as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movements on streets and thoroughfares.

**SECTION 4. Declared Zoning Principle** - Zoning is the division of the city into land use zones, the specification of patterns, nature and characteristics of uses and the provision of density, and environmental regulations in consonance with the Comprehensive Land Use Plan and strategies, as well as land use policies and objectives of the community as prepared and identified by the Joint-Legislative Executive Committee for the Preparation of the Quezon City Comprehensive Land Use Plan which was adopted and made an integral part hereof as Annex A.

### ARTICLE III

#### DEFINITION OF TERMS AND RULES OF CONSTRUCTION

**SECTION 5. Definition of Terms** - Words and phrases used in this Ordinance are hereby defined as follows:

1. Abattoir/Slaughterhouse - is a facility where animals are processed for consumption as food products.
2. "Accessoria" or row house - a house of not more than two (2) storeys, composed of a row of dwelling units entirely separate from one another by party wall or walls and with an independent entrance for each unit.
3. Accessory use - a use customarily incidental and subordinate to the principal use of the building and located on the same lot with such principal use of the building.
4. Agro-Industrial Zone - a division of an area designed primarily for integrated farm operations and related product processing activities.



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5. Alley, lane or callejon - a public space or thoroughfare affording generally a secondary means of access to abutting property.
6. Allowable Land Use - land use that conforms with the uses allowed in a specific zone.
7. Apartelle - any building or edifice containing several independent furnished units, with no provision for cooking, regularly leased for dwelling on a more or less long term basis to its tenants, similar to hotel.
8. Apartment - a building arranged, intended or designed to be occupied by three or more families living independently of each other, semi-furnished, rented on a monthly basis.
9. Arboretum - a large tract of land treated as a natural outdoor museum, or started as a natural wood site, the existing trees or shrubs being preserved /planted to entirely new plantings and arranged by family and generic groups for specific study. It is considered as a reserved and preserved nature park.
10. Arcade - a roofed or covered sidewalk.
11. Attic - any storey situated wholly or partially in a roof, so designed, arranged, or built as to be used for business, storage or habitation; space within roof where ceiling follows line of roof.
12. Bar - any place where intoxicating and fermented liquors or malt drinks are sold or disposed of for a price, with hired hostesses occasionally dancing to music.
13. Barangay - the basic political unit in the Philippines composed of all persons who have been residents of the barrio, district or barangay for at least six months, citizens of the Philippines and duly registered in the list of barangay members kept by the barrio, district or barangay secretary.
14. Batching Plant - a manufacturing plant where concrete is mixed before being transported to a construction site ready to be poured.
15. Bayad Center - an establishment wherein payment for utilities consumed is received.
16. Block - the combined area of one or more lots forming a street block bounded by more than two (2) streets.
17. Bingo Bonanza - a special version of bingo played on small paper cards. The sealed sheets are sold in advance to each session but additional sheets can be purchased during the session. The numbers drawn by the player before the start of the session are posted on a special board. If a player gets a blackout on any one of the Bonanza Bingo sheets purchased, using the pre-drawn numbers, the player wins an instant prize. If there is no winner towards the end of the session additional numbers are drawn until there is a winner for consolation prizes.

18. *Boarding House* - a house with five (5) or more sleeping rooms where boarders are provided with lodging, a common dining area and meals for fixed sum paid by the month or week, in accordance with previous arrangement; see *Lodging House*
19. *Botanical Garden* - a park open to the public where specimen trees, plants and shrubs of native or imported varieties are grown, exhibited and maintained with their scientific and local names in well landscaped gardens for the education, enjoyment and relaxation of the public. Sometimes combined with a zoological garden to give the natural setting needed for confined birds, reptiles and animals.
20. *Boundary Line* - the abstract line formed by the technical description of bearings and distances given on the Transfer Certificate of Title of the property or as defined herein.
21. *Buffer Strip* - a non-buildable strip established to separate and protect one type of land use from another, for example, as a screen to objectionable noise, smoke or visual aspects of an industrial zone adjacent to a residential zone.
22. *Building* - any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated. Every dwelling in a residential district is a main building. The term building includes the term structure.
23. *Building, Accessory* - a building subordinate to the main building on the same lot, the use of which is either (1) necessary to enjoyment or operation of a lawful principal use, transitional use or conditional use, or (2) appropriate, incidental and subordinate to any principal use such as servant's quarters, garage, pump house, laundry, etc.
24. *Buildable Area* - the remaining unbuilt space in a lot after deducting the required minimum open spaces and portions which are deemed not suitable for building.
25. *Building Area* - the combined (roofed) covered area of a building measured at the ground floor excluding the projection of roof-eaves.
26. *Built-up Area* - a contiguous grouping of ten (10) or more structures.
27. *Business* - a commercial activity customarily engaged in as a means of livelihood, carried on for gain other than an industry or profession.
28. *Canteen* - a food establishment of the self-service kind, operating within the premises of an institution or building and whose clients/customers are employees or occupants of the building area.
29. *Car Barn* - a place where passenger jeeps and taxicabs are stored repaired and maintained with premises outside of any street.

30. *Carinderia* - a food establishment of the counter-type with dine-in services but with no provision for separate tables and chairs.
31. *Casino* - a clubhouse or public room, especially used for gambling.
32. *Central Business District* - refers to an area of the city where the most intensive business activities are conducted on account of its very high accessibility, whether officially designated or spontaneously developed the CBD represents the point of highest land values in the city.
33. *Certificate of Non-Conformance* - Certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.
34. *Cinerarium* - a niche in a columbarium to accommodate an urn containing the ashes of a cremated body.
35. *Chapel* - a room or a building designated for religious purposes within the complex of a school, college, hospital or other institution; a small secondary church in a parish.
36. *Clinic* - a place in which patients avail of medical consultations or treatments on an out-patient basis. However, any clinic or dispensary where there are at least six (6) beds or cribs or bassinets installed for twenty-four hours used by patients shall be construed to fall within the definition of a hospital as described in RA 4226.
37. *Cockpit* - a pit or an enclosed space where cockfighting is held. Money betting may or may not take place.
38. *Columbarium* - one or a series of niches, intended to receive human remains; a sepulcher with niches usually placed beside and atop one another in an apartment condominium type set-up for cinerary remains; an organized fully above ground memorial facility exclusively devoted to ash and bone remains storage.
39. *Commercial District* - an area predominantly used for commerce.
40. *Commercial Zone, Minor (C-1)* - a subdivision of an area characterized by commercial and trade activities on a district scale, including retail outlets, professional offices, personal and home service shops and eateries on a small scale.
41. *Commercial Zone, Major (C-2)* - a subdivision of an area characterized by commercial development which is a mixture of retail and wholesale trade and may contain the service and entertainment industries (shopping centers sufficient to provide the needs of the city level)

42. *Commercial Zone, Metropolitan (C-3)* - a subdivision of an area characterized by heavy commercial developments and multi-level commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations as well as miscellaneous support services; with permitted light industrial activities.
43. *Commercial/ Shopping Mall* - a form of shopping center designed in such a way that the pedestrian shopper is freed from vehicular traffic and where the environment is shaped to encourage shopping and entertain the potential customers.
44. *Commissary* - a shop supplying food and equipment, as in military camp.
45. *Comprehensive Development Plan* - a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Development Plan in this usage are the sectoral studies and proposed policy interventions i.e. Social, Economic, Infrastructure, Environment Local Administration.
46. *Condominium Building* - a multi-level structure usually for commercial or residential purposes and generally owned by the occupants thereof.
47. *Condotel* - a condominium project that has units for rent or short term occupancy, food and telephone service and daily cleaning services. It is operated as a commercial hotel even though the units are individually owned.
48. *Conflicting Use* - land uses or activities with contrasting characteristics located adjacent to each other e.g. residential units adjacent to industrial plants.
49. *Conforming Use* - a use, which is in conformity with the zone classification as provided for in this Ordinance.
50. *Congregation Area* - an assembly area especially for worship.
51. *Convenience Store (neighborhood scale)* - pedestrian oriented commercial shop selling a limited line of merchandise and catering to its immediate neighborhood provided that such store shall not exceed 10% of the total floor area of the dwelling unit and no liquor shall be allowed for sale.
52. *Court* - an unoccupied space between building lines and lot lines other than a yard; free, open and undistracted by appendages from the ground upward.
53. *Crematorium/Crematory* - a building for the incineration of the dead human body; a facility containing a furnace for cremating.
54. *Diagnostic Clinic* - a room or a space within a building that provides physical check-up, complete laboratory examinations and treatment services.